080.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	644,800	/	644,800
USE VALUE:	644,800	/	644,800
ASSESSED:	644,800	/	644,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PROPRIETORS WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS ROBERT D
Owner 2:	REYNOLDS SUSAN M
Owner 3:	
Street 1:	14 PROPRIETORS WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1132 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6353.000	213,300	4,100	427,400	644,800
Total Card	0.146	213,300	4,100	427,400	644,800
Total Parcel	0.146	213,300	4,100	427,400	644,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.61 | /Parcel: 569.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49469
GIS Ref:
GIS Ref:
Insp Date: 08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,300	4100	6,353.	427,400	644,800		Year end	12/23/2021
2021	101	FV	207,100	4100	6,353.	427,400	638,600		Year End Roll	12/10/2020
2020	101	FV	207,100	4100	6,353.	427,400	638,600	638,600	Year End Roll	12/18/2019
2019	101	FV	188,300	4100	6,353.	433,500	625,900	625,900	Year End Roll	1/3/2019
2018	101	FV	188,300	4100	6,353.	323,600	516,000	516,000	Year End Roll	12/20/2017
2017	101	FV	188,300	4100	6,353.	293,100	485,500	485,500	Year End Roll	1/3/2017
2016	101	FV	188,300	4100	6,353.	280,900	473,300	473,300	Year End	1/4/2016
2015	101	FV	177,600	4100	6,353.	238,100	419,800	419,800	Year End Roll	12/11/2014

!6482!

PRINT

Date	Time
12/30/21	03:59:27

LAST REV

Date	Time
08/23/18	10:47:51
apro	

USER DEFINED

Prior Id # 1:	49469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6482

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REYNOLDS ROBERT	27967-498		12/12/1997	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	372	PATRIOT
1/10/2000	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6353		Sq. Ft.	Site		0	70.	0.96	5									427,415						427,400	

Total AC/HA:	0.14584	Total SF/SM:	6353	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,415	Spl Credit		Total:	427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309152
Depreciation:	95837
Depreciated Total:	213315

COMMENTS

CHK COND WORK IN PROGESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

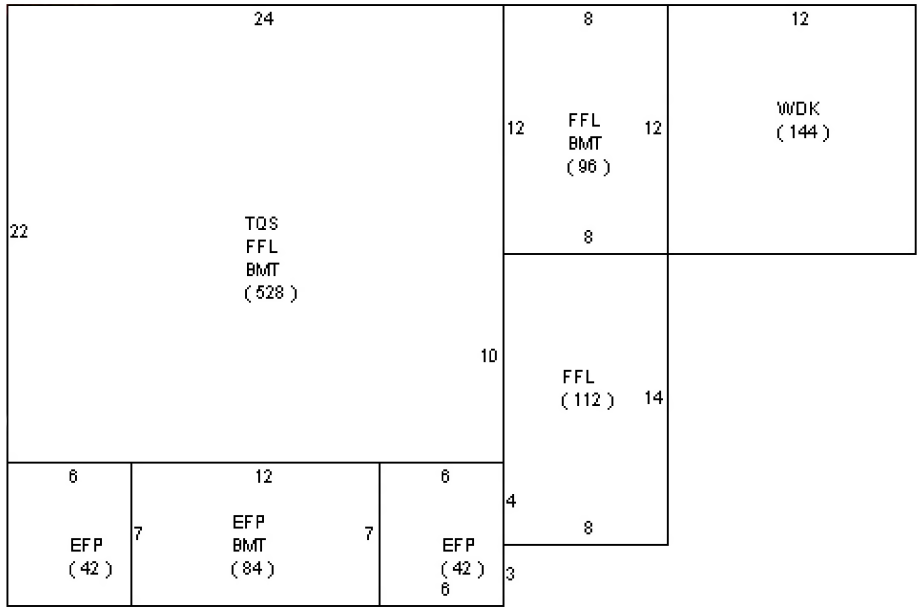
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	99.12
Final Total:	213300	Val/Su SzAd	188.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	736	182.230	134,123
BMT	Basement	708	54.670	38,706
TQS	3/4 Story	396	182.230	72,164
EFP	Enclos Porch	168	43.430	7,296
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,152			Total:	254,153
Size Ad	1132	Gross Area	2284	FinArea	1132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X17	A	AV	1920	23.65	T	40	101			4,100			4,100
2	Frame Shed	D	Y	1	6X8	A	FR	1950	0.00	T	50	101						

More:	N	Total Yard Items:	4,100	Total Special Featues:	
				Total:	4,100